

SAN ANTONIO PLANNING COMMISSION AGENDA

* February 11, 2004 *
2:00 P.M.

Heriberto Herrera – Chairperson
Susan M. Wright – Vice Chairperson
Mitch E. Meyer – Chairperson Pro Tem
Hector F. Frausto James Darryl Byrd
Murray H. Van Eman Cecilia Garcia
Robert Hanley Amelia Hartman

Worksession 1:00 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)
- Briefing on the UDC interpretation manual. (D.S.D.)

1. 2:00 P.M. - Call to Order, Board Room, Development and Business Service Center

2. Roll Call

3. PUBLIC HEARINGS

PUD: (Planned Unit Development)

- a. **04-001 Villas of Westcreek Subd. PUD Plan** **OCL 611 D-4**
(At the intersection of Potranco Road and Groesenbacher Road.)

APP: (Alternative Pedestrian Plan)

- b. **APP 04-001 Rogers Ranch PUD U-G1-G4, P1-P9 & E10-E13** **OCL 515 D-2**
(On the west side of Rogers Ranch Parkway, north of 1604.)

Council District

Ferguson Map Grid

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES ARE LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

PLAT w/ written notification

- c. 030583 Jaleel 7 547 F-5**
(On the west side of Rochelle Road, south of Stonykirk Road.)

PLAT w/o written notification

- d. 030320 Sonterra II-A 9 515 B-7**
(On the west side of Stone Oak Parkway, south of Huebner Road.)

CONSENT AGENDA

PUBLIC HEARING FOR ITEMS 4 – 6 HELD ABOVE:

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|----|------------|--|------------|----------------|
| 4. | 04-001 | Villas of Westcreek Subd. PUD Plan
(At the intersection of Potranco Road and Grosenbacher Road.) | OCL | 611 D-4 |
| 5. | APP 04-001 | Rogers Ranch PUD U-G1-G4, P1-P9 & E10-E13
(On the west side of Rogers Ranch Parkway, north of 1604.) | OCL | 515 D-2 |
| 6. | 030320 | Sonterra II-A
(On the west side of Stone Oak Parkway, south of Huebner Road.) | 9 | 515 B-7 |

PLATS:

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|-----|--------|--|-----|---------|
| 7. | 020464 | The Meadow at Westover Hills U-5 PUD
(At the intersection of Thomas York Blvd. and Justin Terrace.) | 6 | 612 F-2 |
| 8. | 020465 | Westover Place U-4 PUD
(Extending Wolf Point east from Westover Place U-2 (Potranco Road and Hwy 151.) | 6 | 612 F-3 |
| 9. | 030015 | Royal Ridge GVH PUD
(On the southerly side of Randolph Blvd. and Royal Ridge St.) | 10 | 553 B-5 |
| 10. | 030059 | Wilderness Oak Elementary
(On the northwest side of Wilderness Oak Dr., 2996' east of Blanco Rd.) | 9 | 482 C-6 |
| 11. | 030207 | Enclave at Bulverde Creek Phase III PUD
(The extension of Blue Trinity, at Angel Trumpet.) | 9 | 484 B-7 |
| 12. | 030232 | Cross Mountain Church
(On the west side of Boerne Stage Road, north of Cross Mountain Trail.) | OCL | 479 B-1 |

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| 13. | 030249 | Meadows of Bridgewood U-2A
(On the north side of Liberty Field, at Cortland Oak.) | OCL 546 A-8 |
| 14. | 030251 | Wynwood Place at Westcreek U-2
(Extending Macey Trail south from Wynwood Place at Westcreek U-1 (off Grosenbacher Road, north of Potranco Road). | OCL 611 D-3 |
| 15. | 030294 | Green Mountain Business Park U-5
(On the west side of Green Mountain Road across from East Campus Drive.) | 10 519 C-3 |
| 16. | 030338 | Highpoint at Westcreek U-1
(At the corner of Grosenbacher Road and Westcreek View.) | OCL 611 D-3 |
| 17. | 030345 | Gardendale Acre No. 2A
(On the northeast corner of South Foster Road and Joe Louis Drive.) | OCL 619 D-6 |
| 18. | 030348 | Provincia Villas PUD
(On the north side of Prue Road, east of Spring Time.) | 8 548 A-3 |
| 19. | 030416 | Stonewall Ranch Phase 7 PUD
(At the corner of Blue Sage Trl. and Blue Thorn Trl.) | 8 479 E-4 |

DEFERRALS:

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| 20. | 040086 | GEWAC
(On the north side of Marbach Road, west of W. Military Drive.) | 6 613 E-6 |
| 21. | 040139 | Lullwood C.J.W.
(On the south side of Magnolia, west of Blanco Road.) | 1 616 C-1 |

INDIVIDUAL CONSIDERATION**PLATS:**

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|-----|--------|---|--------------------|
| 22. | 030500 | Concord Supply w/variance
(At the corner of Burnet Street and Walnut Street.) | 2 617 A-4 |
| 23. | 030557 | Anaqua Springs Ranch I PUD w/variance
(On the southwest side of Toutant Beauregard Rd., 2.2 miles to Karsch Rd.)
(continued from January 28th meeting) | OCL 447 A-7 |
| 24. | 020402 | Stuart Estates w/variance
(At the intersection of Bernhardt Road and Stuart Road.)
(continued from December 10th meeting) | OCL 687 A-8 |

TIME EXTENSION:

25. 000435 C & H Smith (time extension) 4 650 B-6
(On the south side of Mayfield Blvd., west of Commercial Ave.)

SPECIAL PROJECTS:

26. **SP No. 1105** Request to close, vacate and abandon an improved 0.5139 acre portion of Vista Del Norte north of Serenata, adjacent to NCB 16325, and incorporate it with petitioners abutting property. **(continued from Oct 10th 2003 meeting)**
27. **SP No. 2000-17** Request to close, vacate and abandon an improved portion of Cantrell Street.

OTHER ITEMS:

28. Briefing of a voluntary annexation request for the Fossil Creek Commercial Tract. (Planning Dept.)
29. Briefing of a request by the City of Garden Ridge to release two residential lots from the City of San Antonio's ETJ. (Planning Dept.)
30. Briefing on a proposed voluntary annexation policy. (Planning Dept.)
31. Briefing on the proposed Land Use Assumptions, Capital Improvements Plan and Maximum Wastewater Impact Fee for the Far West Area. (San Antonio Water System)
32. Public hearing and consideration of a resolution requesting the purchase of 5 properties along Beal Street as shown on attached Exhibits "A" and "B" in order to facilitate the Travis Building Redevelopment Project located within the Neighborhood Commercial Revitalization Program's Deco District boundaries. (Neighborhood Action Department)
33. Citizens to be Heard.
34. Approval of the minutes for January 28, 2004.
35. Director's report.
36. Questions and Discussion
37. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
38. **ADJOURNMENT.**